

Alameda County Loan Association Building Annex
563 16th Street
Oakland
Alameda County
California

HABS
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1-OAK,
19-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

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HISTORIC AMERICAN BUILDING SURVEY
ALAMEDA COUNTY LOAN ASSOCIATION BUILDING ANNEX

HABS No. CA-2646

- Location:** 563-65 16th St., Oakland, Alameda Co., CA 94612. Parcel No. 3-69-5.
- Significance:** This building is a contributing structure to the Oakland Downtown district. The Oakland Cultural Heritage Survey describes the district as, "...an architecturally, historically, and functionally distinct area within central Oakland. It contains the City Hall and a strong concentration of well-preserved commercial buildings from about 1900 to 1929, spanning two boom periods for Oakland, the East Bay response to the San Francisco earthquake and fire of 1906, and the intense real estate and financial growth of the 1920s. These urbane, mostly Beaux-Arts inspired buildings display a general unity of style and scale, and represent many of the better-known Bay Area commercial architects of the period. In their siting and relation to each other, with 17-21-story "skyscrapers" punctuating lower construction, they represent an urban design termed "ideal" by City Beautiful planner Werner Hegemann in 1915, and gave Oakland a distinctive and much-photographed skyline. Downtown's development was one of a series of distinct stages whereby Oakland's commercial center moved north along Broadway from its original waterfront location in the 1850s, to Uptown (around 20th) in the 1930s. The economics of the era in which the 14th and Broadway district developed made it Oakland's office and financial center, in contrast to the Old Oakland district alterations and demolitions, in their historic relationships to one another, skyscrapers spaced among lower buildings creating a still-distinctive downtown Oakland skyline."
- According to the Oakland Cultural Heritage Survey: "In style, scale, and age, this building contributes to the downtown district. In its particular location, it forms a transition between the seven-story Hotel Touraine and other tall buildings along Clay Street, and the lower commercial buildings to the west of it on the outlying edges of the district.
- Description:** The Alameda County Loan Association Building Annex is a rectangular, (37'-8"x96'), three-story, brick-and-concrete structure. The California Department of Parks and Recreation Office of Historic Preservation "Primary Record," prepared by Bruno Giberti states, "The site is an inside lot; the building is rectangular in plan and designed to be attached. The street facade has buff-and-orange-colored brick. The ground floor is two bays wide, with altered storefronts; the upper floors are three bays wide, with deep-set windows and recessed, Flemish-bond spandrels. Simple piers support an equally simple brick frieze, which is decorated with inset, diamond-shaped tiles in green and terra cotta. The entire facade is surmounted by a molded, terra-cotta cornice with short heavy consoles. At

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the upper floors, there are new, two-over-two double-hung metal windows. In the rear, there appear to be some of the original awning-type wood windows at the ground floor. New plastic skylights illuminate a basement that extends under the rear courtyard. Two light courts open to the west side of the building, and painted signs on the east wall advertise the Alameda County Loan Association and "The Bachelorian," possibly a lodging house. The storefronts described in [the Oakland Cultural Heritage Survey] have been replaced by curved, glass-block walls, and anodized-aluminum doors and windows. Other alterations include a bricked-up arched opening in the west wall, and a plywood-covered skylight opening in the rear yard."

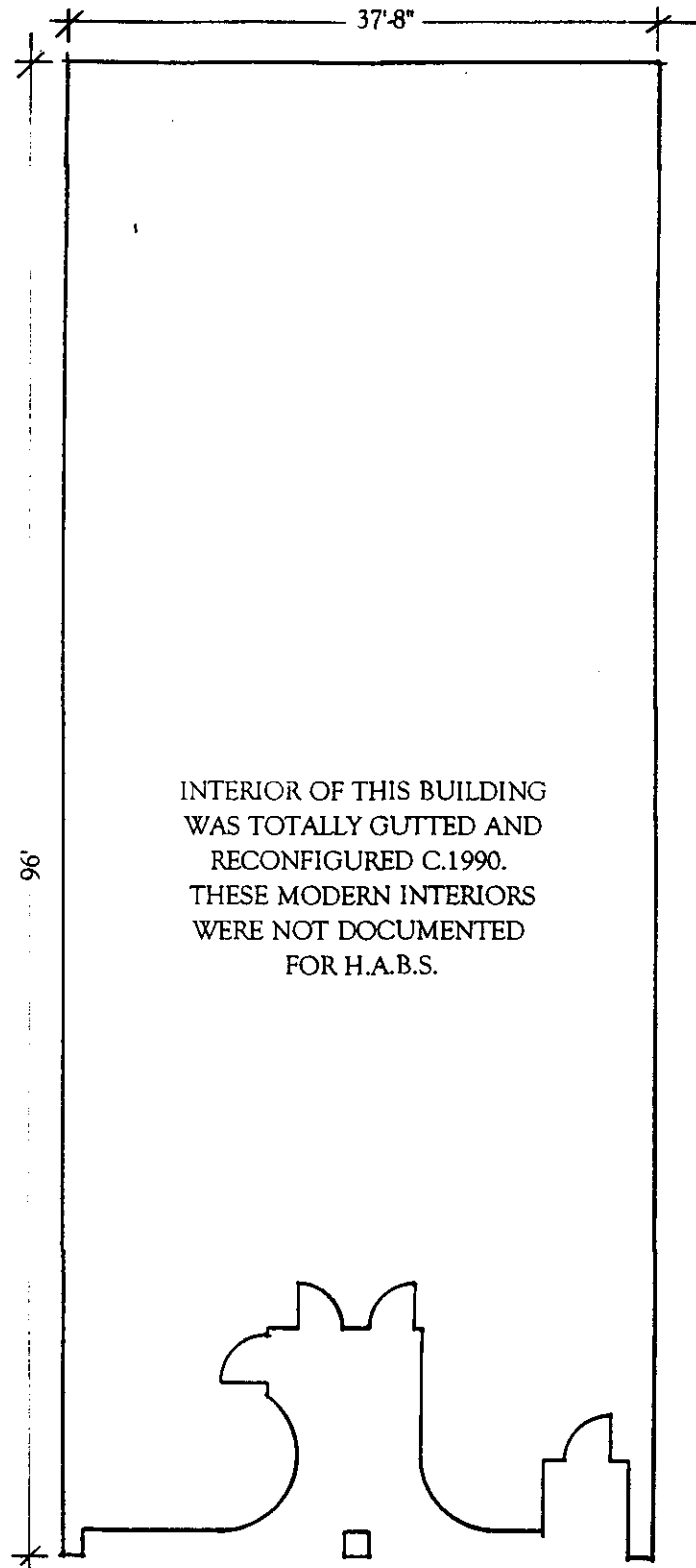
The interior of the building is entirely new both in configuration and fabric. Exterior walls are now exposed brick, while interior partitions are gypsum board on metal studs. No vestige of the original layout survives.

Historical Context: According to the Oakland Cultural Heritage Survey: "Permit #28885 was issued September 17, 1912 at a projected cost of \$22,000. The owner was listed as the Alameda County Loan Association, the architect as A.T. Ehrenpfort, and the construction as "days work." Arthur Ehrenpfort (1877-1957), San Francisco native and Oakland resident from around 1906, "designed many buildings on both sides of the bay, including the Eastbay Masonic Temple and Dreamland ice rink in San Francisco," according to an obituary in the Oakland Tribune, Nov. 15, 1957. The Alameda County Loan Association apparently formed from the Alameda Building and Loan Association, which was incorporated in 1876. the headquarters at 1601-1605 Clay Street were built in 1907 when C.C. Volberg was President; sign permits and directories indicate that the Association also occupied 563-65 16th Street."

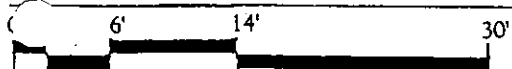
Sources: Bruno Giberti, Archaeological/Historical Consultants, California Department of Parks and Recreation, Office of Historic Preservation, "Primary Record," 1994.

City of Oakland Office of Planning and Building. Oakland Cultural Heritage Survey. "Historic Resources Inventory." 1985.

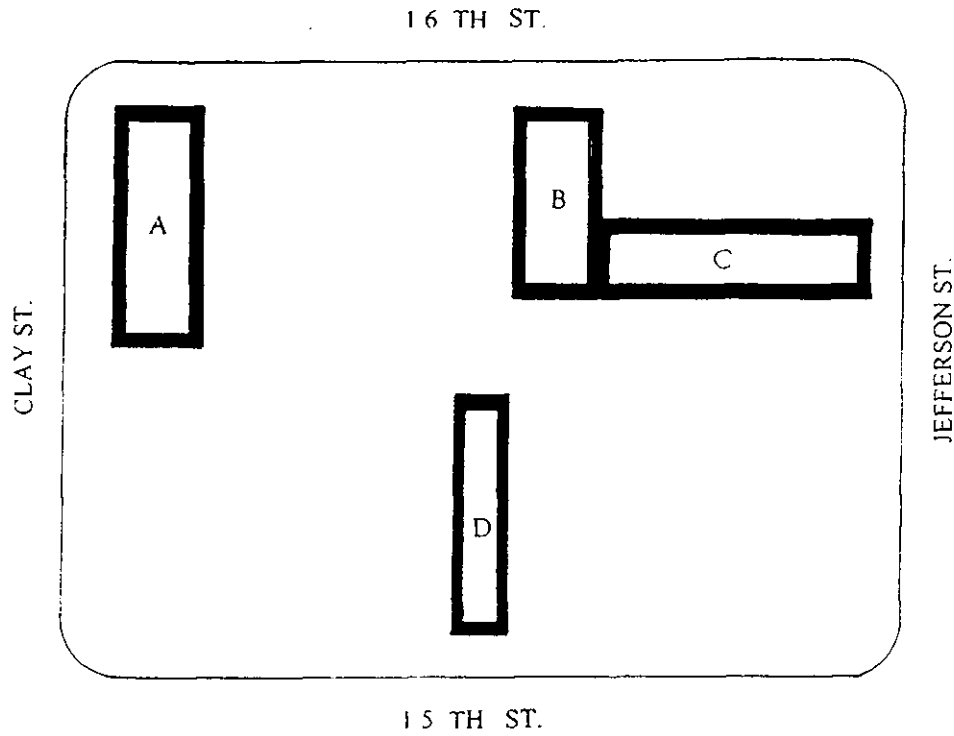
Project Information: Carey & Co. Inc., Architecture, prepared this survey for EIP Associates. The structure is scheduled to be demolished for the construction of the Elihu M. Harris State Office Building on its site. Nancy Goldenberg, Architectural Historian, was project manager for Carey & Co. and Elizabeth Roberts was primary author of this document. The report was prepared in August, 1995.



BUILDING FOOTPRINT



CAREY & CO. INC.
ARCHITECTURE



- A. TUCKER BUILDING
- B. ALAMEDA COUNTY LOAN ASSOCIATION BUILDING ANNEX
- C. STULSAFT BUILDING
- D. COAKLEY BUILDING



SITE PLAN



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ARCHITECTURE